

Sector 7 (IRC-1926) Beach and Dune Restoration Project

Easement Status and Project Options

Public Works Department
Coastal Engineering Division
June 22nd, 2021





Sector 7 Background

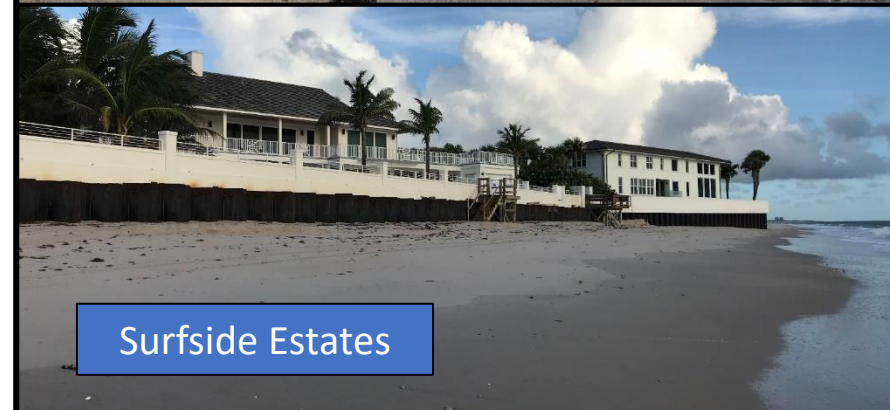
Considered critically eroded by the Florida Department of Environmental Protection.

- Lost an average of 1.5 feet/year of beach between 2013 and 2019

14 neighborhoods with 82 properties in total

First nourished in 2007 following Hurricanes Frances and Jeanne in 2004

- The County placed 362,000 cy of sand fill





Area Details

The closest City Park is South Beach Park

- South Beach to Sector 7 = 1.4 miles

The closest County Park is Round Island Beach Park

- Round Island to Sector 7 = 1.9 miles

No Public Parks within Sector 7

No Public East/West Access within Sector 7

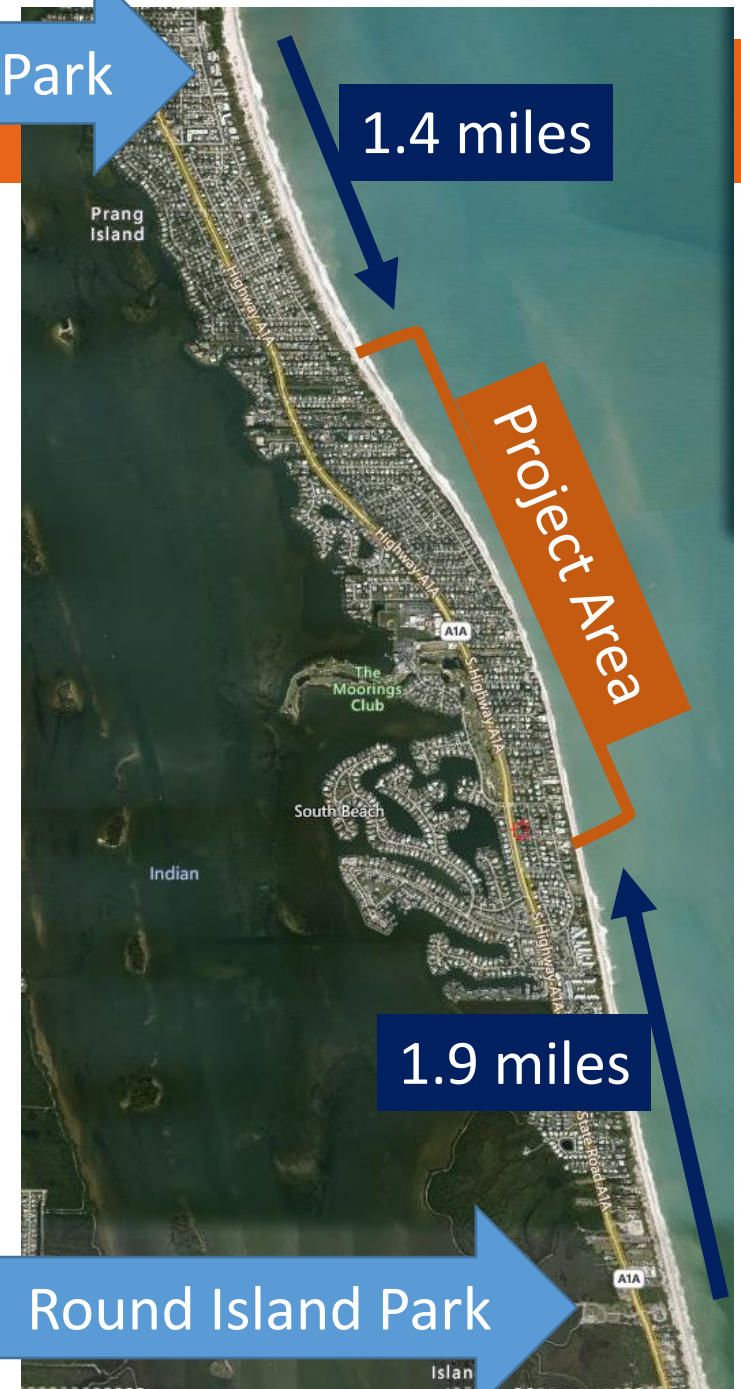
South Beach Park

1.4 miles

Project Area

1.9 miles

Round Island Park





Previous Presentations on Status of Easement Agreements for Sector 7

Previously, the BCC decided to set a 90% or greater amount of signed easements as the targeted goal within each sector in order to enable the County to construct a viable beach restoration project that provides storm protection benefits

Staff have utilized various methods to disseminate information

- Targeted mass mailings
- BCC commission meetings
- Beach and Shore Preservation Advisory Committee
- Emails
- Phone Calls
- Webinars
- Newspapers
- Local Homeowner/Condo Associations
- Civic groups
- Nature Conservancy groups



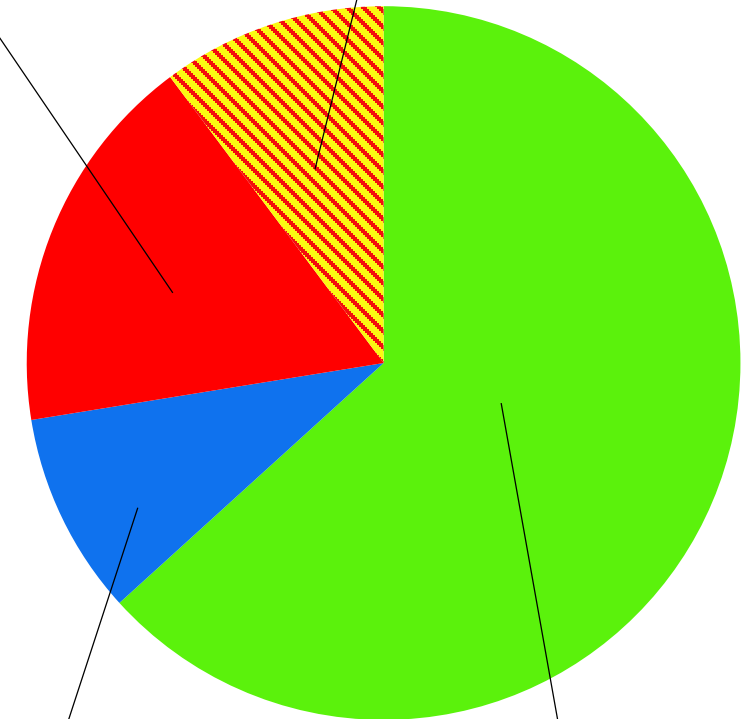
Sector 7 Easement Total

Sector 7 (82 Properties) As of **JUNE 11th, 2021**

Properties	Color	#	%	Approx. Linear Feet (Total ~10,740)	% of Project
Granted Easements	Green	51	62%	6,225	58%
Signed Easements Under Review Recording	Blue	7	9%	931	10%
Denied Easement-No Sand	Red	14	17%	1,880	17%
Pending (Denial) Responses	Yellow/Orange Striped	10	12%	1614	15%

12% (10) Easements Pending (Denial) Owner Action

17% (14) Denied Easements- No Sand



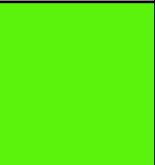
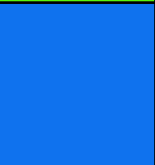
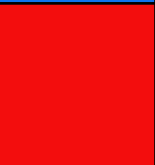
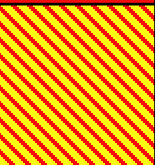
62% (51) Granted Easements

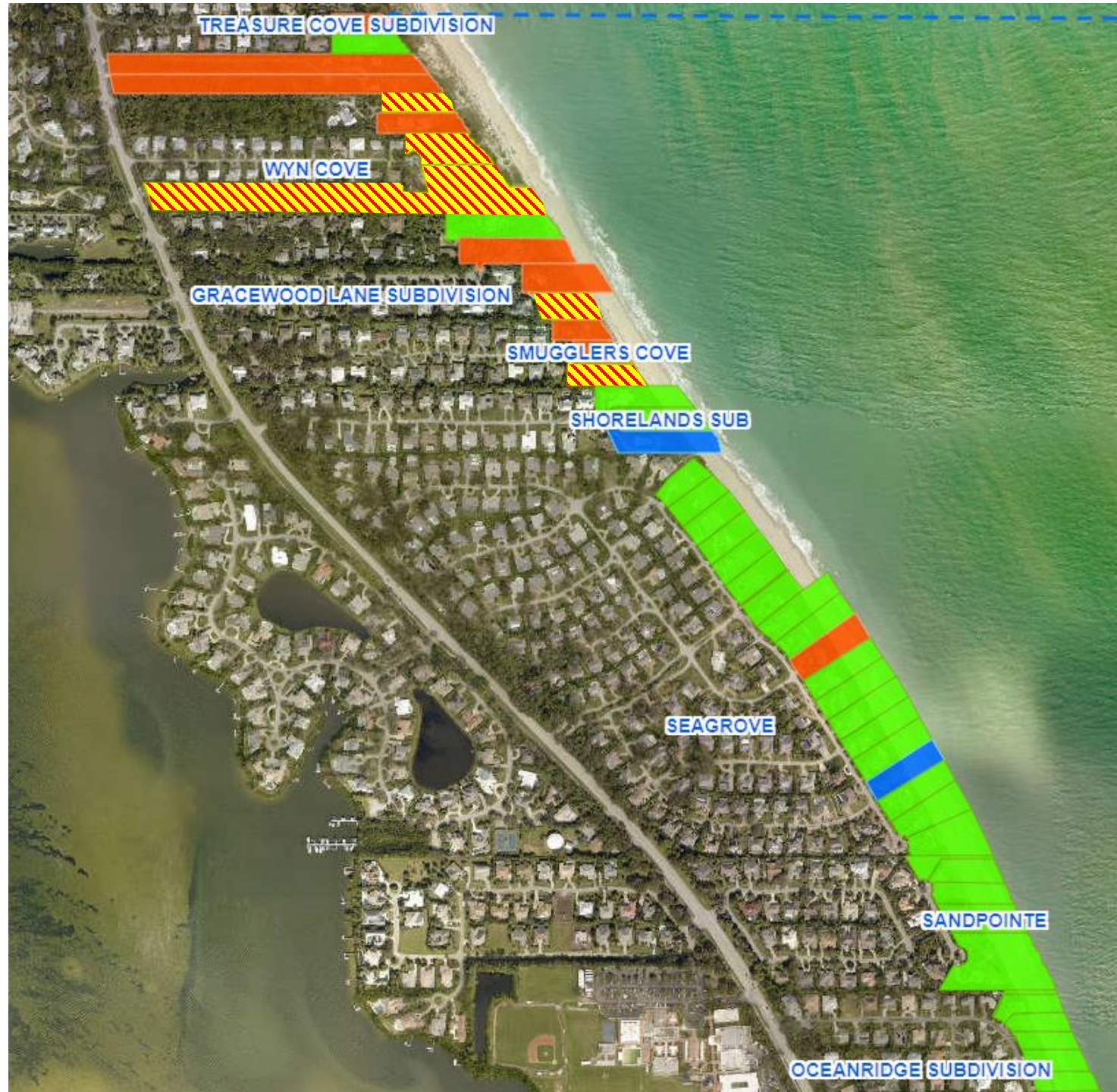
9% (7) Signed Easements Under Review Recording



Sector 7 North

****As of June 11, 2021****

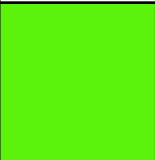
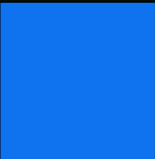
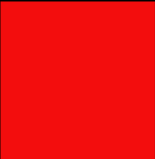
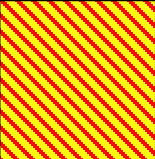
Color	Description
	Granted Easements
	Signed Easements Under Review Recording
	Denied Easements- No Sand
	Pending (Denial) Responses

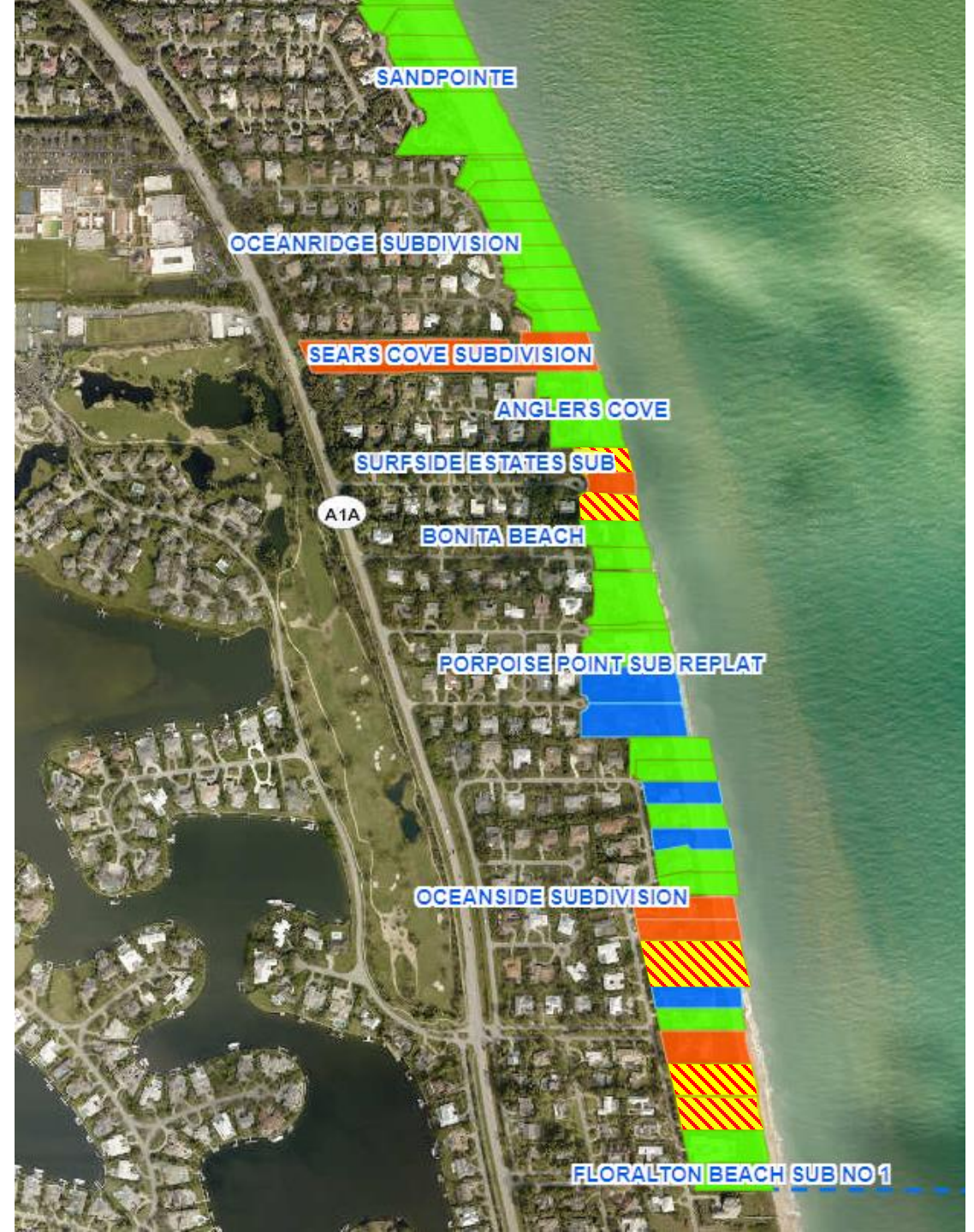




Sector 7 South

****As of June 11, 2021****

Color	Description
	Granted Easements
	Signed Easements Under Review Recording
	Denied Easements- No Sand
	Pending (Denial) Responses





Sector 7 Feeder Beach

The Sector 7 Project is designed to place approximately 294,496 cy of sand along 2.2 miles of the project area.

Due to nearshore hardbottom reefs being further offshore in the northern limits of the project area compared to the south, 43% of the 294,496 cy are designed to be placed within approximately 0.5 mi (24%) of the total project area.

The benefit of this “feeder beach” design is to nourish the southern portion of the project through natural long-shore north to south sand movement.

Sector 7 Beach & Dune Restoration Project Options

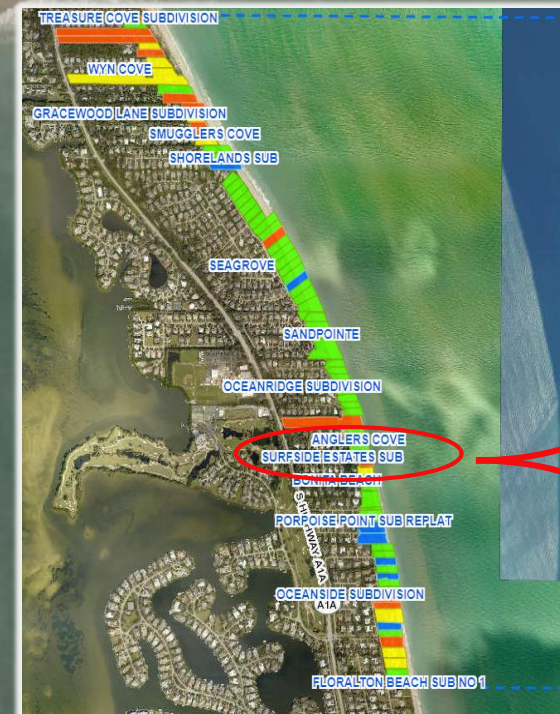
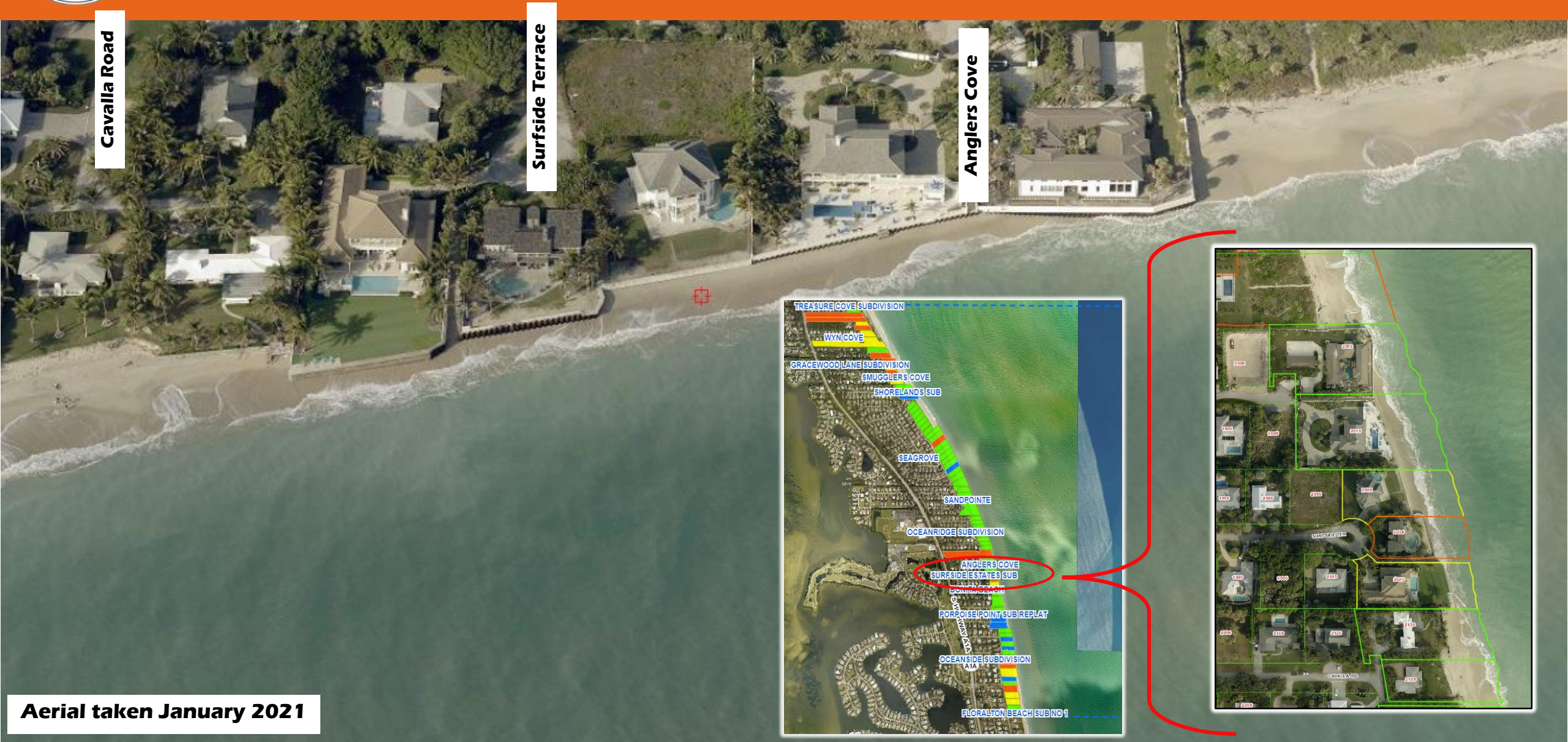
Please note the following:

- Required pre-construction monitoring related expenses are anticipated to be incurred over the spring/summer, well in advance of any on-beach related construction activity
- At this time the County has no viable construction access for the Sector 7 Beach & Dune Restoration Project





Issues with Constructability due to Seawalls



Aerial taken January 2021



Issues with Progressing East of the MHWL **With Unsigned/Denied Easements**





Issues with Progressing East of the MHWL **With Unsigned/Denied Easements**





Option 1

- Seek the remaining easements necessary for a viable project
 - Perform pre-construction monitoring in accordance with permit conditions/adjust permit templates accordingly.
 - Prepare bid documents and advertise in July, bid opening in September.
 - Prior to award of bid, come back to the BCC to reassess the amount of easements.
- It is estimated that this approach could cost in excess of \$200,000.00 and still may not yield a constructible project based on lack of easements.



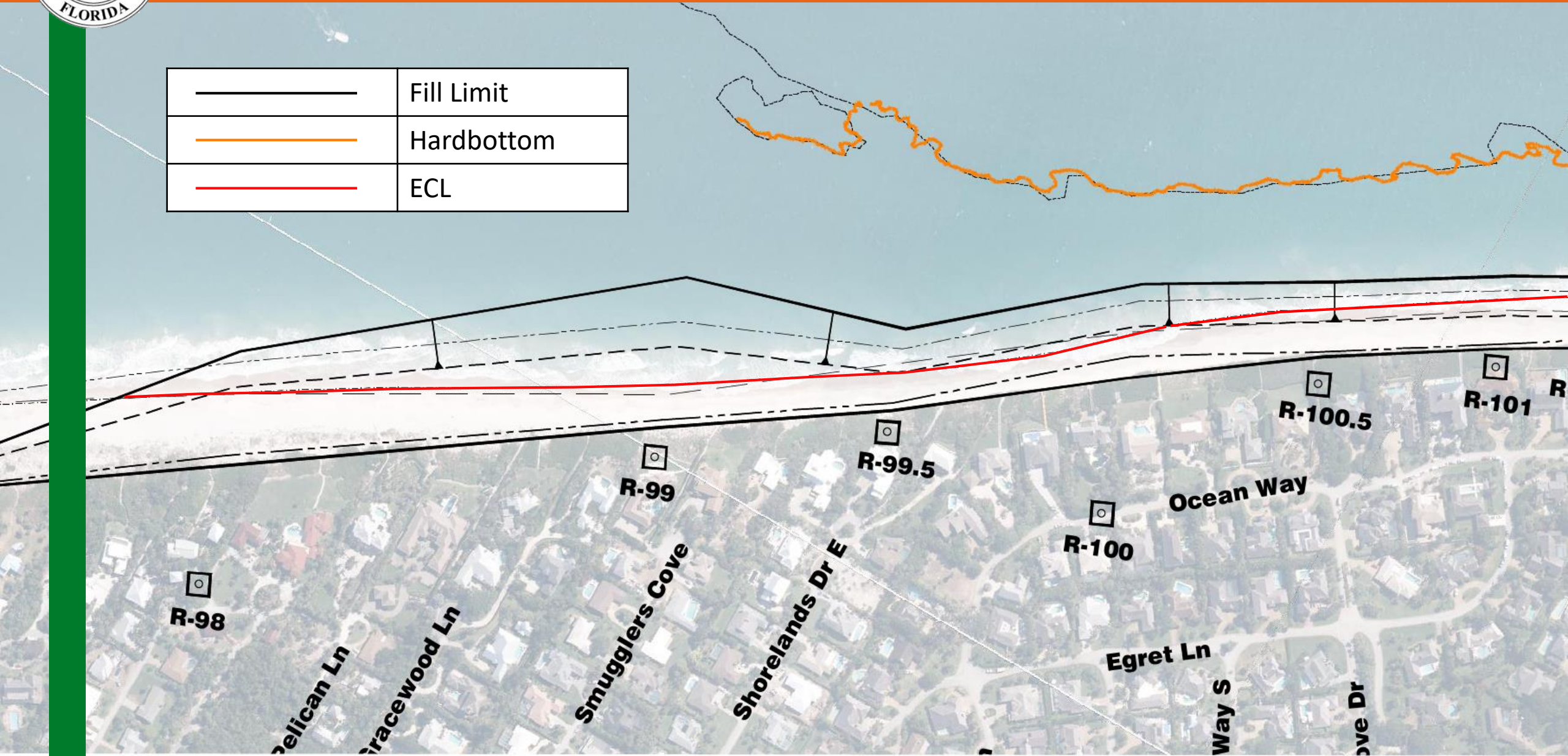
Option 2

- Perform pre-construction monitoring
 - Construction activities utilize a modified fill template on properties that DO NOT have a recorded easement agreement in place.
 - Significantly reduce the amount of material needed for construction (reduces quantity of material by **approximately 35%** project wide).
- Poses significant difficulties in construction activities/may even result in a unbuildable project.
 - Could create an irregularly shaped berm system & lead to adverse impacts to those oceanfront homeowners.
 - Will significantly reduce the amount of storm protection offered in the original design of the project
 - NOT expected to be realized as a reduction in the cost of the project



The Erosion Control Line (ECL) & Feeder Beach

	Fill Limit
	Hardbottom
	ECL





Option 3

- Determine the project to not be constructible in the FY 2021/2022 construction window
- Do not pursue pre-construction monitoring
- Seek extensions on the funding currently available (FDEP LGFR Grant, FEMA, Division of Emergency management (DEM) funds)
- Potentially pursue construction in the 2022/2023 construction window
 - Permits for the Sector 7 Beach and Dune Restoration Project are valid for 15 years
 - Funding agencies may claim that no additional extensions are warranted



Option 4

Determine the project to not be constructible at all based on lack of stakeholder support in signing the easements.

- Surrender FEMA, DEM, and the FDEP Grant funds.
- Future project may be subject to being funded solely by the County.



Staff Recommendation

After careful and thorough consideration of all options, staff recommends Option 4 which states the following:

Determine the project to not be constructible at all based on lack of stakeholder support in signing the easements.

- Surrender FEMA, DEM, and the FDEP Grant funds.
- Future project may be subject to being funded solely by the County.

Questions & Answers



Thank you!

Further questions or comments please send us an email at Coastal@ircgov.com





Sector 7 Previous Totals

Sector 7 (82 Properties) As of SEPTEMBER 22, 2020					
Properties	Color	#	%	Approx. Linear Feet (Total ~10,740)	% of Project
Granted Easements		41	50%	5,171	48%
Signed Easements Under Review Recording		10	12%	1,192	11%
Denied Easement- No Sand		5	6%	716	7%
Pending Responses		26	32%	3,661	34%

Sector 7 Easement Breakdown (Total Easements = 82)							
As of Date	December 14 th	January 25 th	February 22 nd	March 15 th	April 16 th	May 13 th	June 11 th
Granted Easements	50 (61%)	50 (61%)	50 (61%)	50 (61%)	51 (62%)	51 (62%)	51 (62%)
In Process	7 (9%)	7 (9%)	7 (9%)	8 (10%)	7 (9%)	7 (9%)	7 (9%)
Pending Responses	17 (21%)	17 (21%)	17 (21%)	15 (18%)	15 (18%)	15 (18%)	10 (12%)
Denied Easements – No Sand	8 (10%)	8 (10%)	8 (10%)	9 (11%)	9 (11%)	9 (11%)	14 (17%)